



Asking Price £385,000
Elleray House Pembroke Road,, GU22 7DQ

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2

Bedrooms



2

Bathrooms



1

Receptions



0

Parking Space



1x Available Parking Space

Rarely available flat sitting in a quiet and highly regarded location presented in immaculate condition throughout.

Modern apartment positioned in a sought after location on the favoured south side of Woking within walking distance of the mainline station. Accommodation comprises two bedrooms, en-suite shower to master, guest bathroom, sitting/dining room accessing balcony and a separate kitchen.

Ideally located for Wokings extensive range of shopping, entertainment and leisure facilities. Woking Station (National Rail) is within easy reach offering a direct service into London Waterloo, while local roads provide the motorist with access to the M25 for routes into London and to the south.

Energy performance certificate (EPC)

Flat 5 Ellery
Pembroke Road
Woking
GU22 7DQ

Energy rating
B

Valid until: 6 June 2029
Certificate number: 8804-6836-2329-7806-0613

Property type: Mid-floor flat

Total floor area: 70 square metres

Rules on letting this property

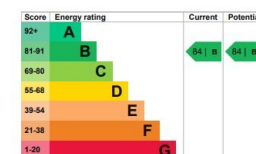
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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Disclaimer

Whilst these particulars have been carefully prepared by Jigsaw Property Consultants Limited their accuracy cannot be guaranteed. They do not form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. Jigsaw Property Consultants Limited. Registered in England No. 10471925. Registered Office 4 The Green, Rowlands Castle Hampshire PO9 6BN. VAT No. 280 511 917